077.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,356,000	/	1,356,000
USE VALUE:	1,356,000	/	1,356,000
ASSESSED:	1,356,000	/	1,356,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRUMMA GREGG A &
Owner 2:	DRUMMA ALLISON
Owner 3:	
Street 1:	75 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LAWRENCE VIRGINIA C &JACQUELYN -
Owner 2:	KARLGREN ADAM S -
Street 1:	75 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .372 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1992, having primarily Vinyl Exterior and 4464 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16190.000	722,000		634,000	1,356,000
Total Card	0.372	722,000		634,000	1,356,000
Total Parcel	0.372	722,000		634,000	1,356,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.76 | /Parcel: 303.76

Legal Description

User Acct 48709

GIS Ref

GIS Ref

Insp Date 01/26/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 077.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	722,000	0	16,190.	634,000	1,356,000		Year end	12/23/2021
2021	101	FV	700,700	0	16,190.	634,000	1,334,700		Year End Roll	12/10/2020
2020	101	FV	707,800	0	16,190.	634,000	1,341,800	1,341,800	Year End Roll	12/18/2019
2019	101	FV	546,600	0	16,190.	634,000	1,180,600	1,180,600	Year End Roll	1/3/2019
2018	101	FV	546,600	0	16,190.	543,400	1,090,000	1,090,000	Year End Roll	12/20/2017
2017	101	FV	546,600	0	16,190.	507,200	1,053,800	1,053,800	Year End Roll	1/3/2017
2016	101	FV	546,600	0	16,190.	434,700	981,300	981,300	Year End	1/4/2016
2015	101	FV	541,600	0	16,190.	389,500	931,100	931,100	Year End Roll	12/11/2014

!6400!

PRINT

Date	Time
12/30/21	03:51:07

LAST REV

Date	Time
10/11/16	15:31:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6400

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWRENCE VIRGIN	65295-143		4/30/2015		975,000	No	No		
LAWRENCE VIRGIN	61839-53		5/21/2013	Family	440,000	No	No		
LAWRENCE VIRGIN	55693-407		10/28/2010	Convenience	1	No	No		
BANKBOSTON TRUS	55318-310		9/7/2010	Estate/Div	1	No	No		
	19363-197		9/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	48709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1992	267		94,600					72X25 ADD/REM 1ST

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2016	Sales Review	PT	Paul T
1/26/2015	Meas/Inspect	PT	Paul T
3/5/2009	Meas/Inspect	163	PATRIOT
4/24/2000	Inspected	263	PATRIOT
4/3/2000	Missed Appt.	276	PATRIOT
11/8/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
3/15/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16190		Sq. Ft.	Site		0	70.	0.56	4									633,991						634,000	

Total AC/HA:	0.37167	Total SF/SM:	16190	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	633,991	Spl Credit		Total:	634,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1992	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:	1	Rating:	Fair
OthrFix:	4	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	9.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		9.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96847129
Const Adj.:	1.00989902
Adj $ / SQ:	127.148
Other Features:	137614
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	801276
Depreciation:	79326
Depreciated Total:	721950

COMMENTS

COMPLETE RENOVATION OF ENTIRE HOUSE IN JUNE 1992 SCUTTLE OF-SHOWER STALL MASTER BATH JACUZZI TUB.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

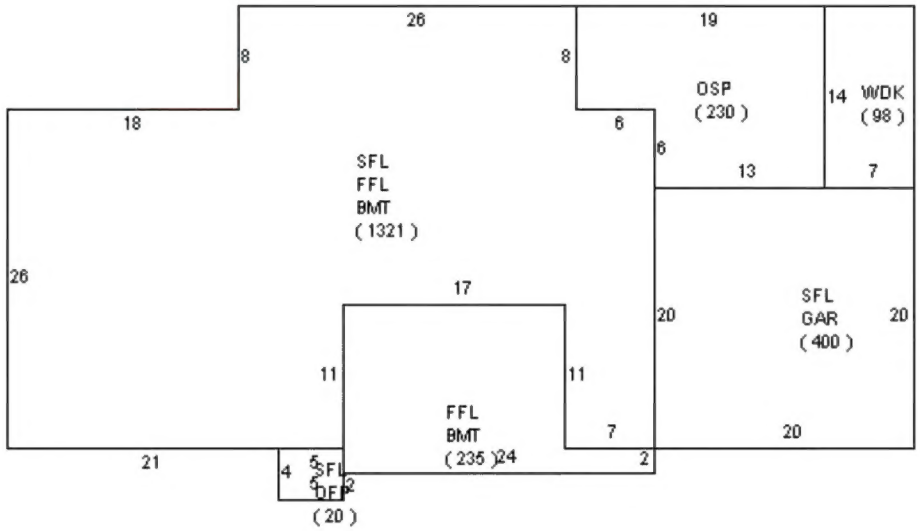
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	153.85
Special Features:	0	Val/Su Net:	128.91
Final Total:	722000	Val/Su SzAd	218.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,741	127.150	221,364
BMT	Basement	1,556	56.740	88,287
FFL	First Floor	1,556	127.150	197,842
GAR	Garage	400	21.460	8,584
OSP	Screen Porch	230	26.300	6,049
WDK	Deck	98	16.160	1,584
OFP	Open Porch	20	44.440	889
	Net Sketched Area:	5,601	Total:	524,599

Size Ad	3297	Gross Area	5601	FinArea	4464

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	